

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **August 14, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Meredith Kirste-Attorney, Dale Parrett-Public Works, Barry Ginn-Barrineau Ginn & Associates, Incorporated, Mike Springstead-Springstead Engineering, Brad Cornelius-Planning Manager, and Karen Parker-Secretary.

The meeting convened at 2:05 p.m.

Mr. Ginn joined the Committee as County Engineer for the Non-Villages projects.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from August 7, 2006. Mr. Lukert seconded the motion and the motion carried.

OLD BUSINESS:

Bellwether Landing – Waiver Request

David Tillman, Tillman and Associates, was present and requested an additional waiver to reduce the lot dimensions for Bellwether Landing from 8,625 square foot lots which was recommended for approval by the Development Review Committee on June 26, 2006, to 7,950 square foot lots. Mr. Tillman informed the Committee the developer was trying to obtain a density of four (4) units per acre. Mrs. Rogers expressed her concern for reducing the lot sizes for a family subdivision with no open space available for children. Mrs. Rogers explained it would be too dense, and the lots will be too small. Mrs. Webb inquired about the typical lot length and if central water and sewer would be provided. Mr. Cornelius stated he felt this subdivision could meet the code requirements with a different type of lot design. Mrs. Howard and Ms. Kirste had no comments. Mrs. Keenum, Mr. Lukert, Mr. Parrett, and Mrs. Rogers were opposed to reducing the lot sizes. Mr. Ginn was concerned with drainage between the lots and setback requirements. Mr. Tillman asked the Committee what they would support so that he could take that information back to the developer. Mr. Ginn and Mr. Cornelius suggested Mr. Tillman provide a conceptual plan that showed the proposed lot layout and open space so the Committee could evaluate the project.

Mr. Cornelius recommended denial for the waiver request to reduce the lot size to 7,950 square feet. Mrs. Keenum seconded the motion and the motion carried.

NEW BUSINESS:

Big Oaks Plaza – Major Development – Engineering Review

Bennett Walling, Walling Engineering, was present and requested engineering approval to construct a commercial retail office. Engineering comments consisted of correcting the label for the gutter/storm drain system on Sheet C5 of the plans, showing the fence plan view and in cross-section for all storm water management facilities with side slopes greater than 4:1, providing a detail for staking the sod in place, and removing the reference to “City” from the temporary jumper connection detail on Sheet C7.3 of the plans. Mr. Parrett stated he hasn’t received a copy of the traffic study. Mr. Walling will provide a copy of the traffic study upon receipt.

Mr. Ginn moved to table this project until the traffic study is received. Mr. Cornelius seconded the motion and the motion carried.

Bealls Department Store Building Expansion – Major Development – Preliminary & Engineering Review

Harry Newkirk, Upham Engineering, was present and requested preliminary and engineering approval to construct a 23,259 gross square foot building expansion for Bealls with associated paving, drainage, utility, and landscape improvements. Mrs. Webb stated Fire Services had reviewed the plans, and they acceptable at this time; however, further changes could be necessary when the construction plans are submitted. Mrs. Webb’s comments consisted of site note #1-correct the square footage of the expansion, site note #4-correct the building setbacks, site note #5-the parking requirements for Bealls gross floor area being added should be 23,259, recalculate the total gross floor area for overall parking on lot 8, site note #13-correct the parcel number, provide a letter from the utility provider regarding the available capacity for the expansion, and the property owners will need to combine parcels D01M008A and D01M008B since the proposed expansion encompasses both parcels. Mr. Lukert expressed his concerns regarding the exit of the building and requested the applicant provide information regarding code requirements for additional restroom facilities for the expansion. Mr. Cornelius, Mrs. Howard, Mrs. Keenum, Ms. Kirste, and Mr. Parrett had no comments. Engineering comments consisted of clarifying note 1 on the cover sheet regarding the building size, clarifying the parking calculations on the cover sheet, delineating the type of parking spaces behind the expansion area, and confirming all water and sewer connections. Mrs. Rogers inquired about the additional utility lines and asked the applicant to discuss the lot combination procedure with Ms. Kirste.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to the utility connections being identified, resolving the lot combination issue, confirmation on the requirements for restroom facilities, and addressing any additional comments on revised plans. Mr. Lukert seconded the motion and the motion carried.

Florida Crushed Stone – Major Development – Preliminary Review

Benny Collins-Florida Crushed Stone Plant Manager, Mark Stephens-Colinas Group, and Jon Keopke-Florida Crushed Stone Environmental Manager, were present and requested preliminary approval to construct a visual berm and hydraulic barrier ditch associated with the extension of the existing Center Hill mine. Mr. Stephens presented to the Committee information concerning the construction of the visual berm and the hydraulic barrier ditch consisting of the profile, construction materials, setbacks, pipe bridges, and water use permit. Mrs. Webb stated that Fire Services has no issues with the plans as submitted. Mrs. Webb stated she had reviewed the approved plans from the Conditional Use Permit to the proposed plans and found them to be the same. Mr. Cornelius commented that the implementation of the hydraulic barrier ditch and berm

are to meet the requirements of the Conditional Use Permit. Mr. Cornelius asked to what depth will they strip the overburden for material to construct the berm. Mr. Keeopke answered up to 3 feet. Mrs. Howard, Mrs. Keenum, Mr. Lukert, Ms. Kirste, and Mr. Parrett had no comments. Mr. Ginn asked that a profile in Figure 2 for CR 48 illustrating where the proposed culverts will be placed to convey roadway runoff through the visual berm be provided at a scale that is legible on additional pages and indicate the inverts for each proposed culvert as well as the CR 48 centerline elevation. The inverts are necessary to confirm that flooding on CR 48 will not be an issue.

Mr. Cornelius moved to approve the preliminary plans subject to all comments being addressed on revised plans and the stripping being no more than 3 feet. Mrs. Webb seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:55 p.m.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

VOS – Buttonwood Run – Major Development – Preliminary & Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary and engineering approval to construct 3,750 linear feet of roadway. Mrs. Webb's comments consisted of adding a boundary sketch or survey to the plans, labeling St. Charles Place on Sheets 3 and 7, and placing signage near Fishhawk Recreation Center. Mr. Cornelius, Mrs. Howard, Mrs. Keenum, Mr. Lukert, and Ms. Kirste had no comments. Engineering comments consisted of labeling all structures shown on the plans and indicating either existing or proposed, indicating the limits of construction, clarifying whether the pump stations have structures, indicating a typical roadway cross-section, and providing a copy of all regulatory agency permits. Mr. Parrett's comments were regarding typical road sections and golf cart safety at the intersection of Buttonwood Run and St. Charles Place.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS – Charter School Road Improvements – Major Development – Preliminary & Engineering Review

Jeff Head, Farner Barley and Associates, Inc., and Jonathan Thigpen, Kimley-Horn and Associates, Inc., were present and requested preliminary and engineering approval to construct 2,400 linear feet of roadway. Mrs. Webb's comments consisted of correcting the plan title to refer to the road improvements only, changing site note #8 on Sheet 4 to Sumter County, adding site data for the road improvements, and delineating the proposed construction area. Mr. Cornelius, Mrs. Howard, Mrs. Keenum, Mr. Lukert and Ms. Kirste had no comments. Engineering comments consisted of clarifying the surcharge loading requirement on the retaining walls, indicating grid depth and spacing for proposed conditions on the retaining walls, indicating whether or not a DOT guardrail is required, and providing a copy of all regulatory agency permits.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

VOS – Hydrangea Villas – Major Development – Preliminary Review

Kim Burgess, Mid State Engineering, was present and requested preliminary approval to develop a 71-lot subdivision. Mrs. Webb, Mr. Cornelius, Mrs. Howard, Mrs. Keenum, Mr. Lukert, Ms. Kirste, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the preliminary plan. Mr. Cornelius seconded the motion and the motion carried.

VOS – Hortensia Villas – Major Development – Preliminary Review

Kim Burgess, Mid State Engineering, was present and requested preliminary approval to develop a 54-lot subdivision. Mrs. Webb, Mr. Cornelius, Mrs. Howard, Mrs. Keenum, Mr. Lukert, Ms. Kirste, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the preliminary plan. Mr. Cornelius seconded the motion and the motion carried.

The next meeting is scheduled for August 21, 2006.

Mrs. Webb moved to adjourn. Mr. Cornelius seconded the motion and the motion carried.

Meeting adjourned at 3:25 p.m.